

**QUEEN ANNE’S COUNTY BOARD OF LICENSE COMMISSIONERS  
TUESDAY, MAY 2, 2023  
9:00 A.M.**

The Board of License Commissioners of Queen Anne’s Co. met on Tuesday, May 2, 2023. The meeting was called to order by Chairman Gene M. Ransom, III, Esq. Those present were: Gene M. Ransom, III, Esq., Chairman; Thomas E. Beery, Vice-Chairman; John T. McQueeney, Charles W. Ferrar and Timothy G. Hibbard, Members; Jeffrey E. Thompson, Esq., Attorney for the Board; Mandy Calvert, Liquor Inspector; Cathy Maxwell, Clerk to the Board.

**EXECUTIVE SESSION:**

At 9:00 a.m. a motion was made by Mr. Beery, seconded by Mr. Hibbard, to go into an Executive Session to consult with Counsel to obtain legal advice. By a vote of five in favor and none opposed, the motion passed. The Board resumed open session at 9:10 a.m. The Board took no action in the Executive Session.

**SPECIAL/TEMPORARY LICENSES:**

A motion was made by Mr. McQueeney, seconded by Mr. Hibbard, to approve the following Special/Temporary Licenses, pending approval from Planning & Zoning. By a vote of five in favor and none opposed, the motion passed:

Kent Island Estates Community Assoc. – Date of event – May 5

City Fam – Date of event – July 14-15

Bay Area Association of Realtors – Date of event – May 19

The Board discussed the special/temporary application from Bay Area Association of Realtors. Ms. Calvert said they are holding an open house and want Kindred Spirits to participate. She said it is her understanding that Kindred Spirits will receive 100% of the profits but would give a portion to Bay Area Association of Realtors if required. Mr. Beery said Kindred Spirits is not licensed but they will be a contractor of Bay Area Association of Realtors so the payment arrangements are up to them, as long as they have a written contract.

**APPROVAL OF APRIL 2023 MINUTES AND REPORTS:**

A motion was made by Mr. Beery, seconded by Mr. Hibbard, to approve the April 4, 2023 Minutes and April, 2023 Liquor Inspector Report. By a vote of five in favor and none opposed, the motion passed.

**LIQUOR INSPECTOR:**

Ms. Calvert had no additional comments.

**LONG RANGE SENIOR PLANNER:**

Mr. Rob Tracey had no comments.

**EXTENSION REQUEST:**

The Board reviewed an extension request for Hillside Liquors & Deli, 2640 Centreville Rd., Centreville, MD 21617. At the April 5, 2022 monthly meeting the Board had given Mr. Adarshdeep (Ricky) Khalar, Licensee, conditional approval for one year, until April 5, 2023, for his proposed transfer of location. Mr. Khalar appeared before the Board. He said currently DMS & Assoc. are submitting paperwork to the State because the property is wetlands. Mr. Khalar said they advised him there is a 95% chance that they will approve this. He hopes to have an answer in approx. 3-4 weeks. He must also receive Town of Centreville approval which should take approx. one month. Mr. Ransom said it appears it is about two months for approval and then Mr. Khalar can start construction. Mr. Khalar said he estimates construction will take approx. 6-8 months. He said it is his understanding that he has preliminary approval for his site plan with the Town of Centreville and there is a final contract in place for the property. Mr. Thompson suggested giving Mr. Khalar another year to finalize his plans. A motion was made by Mr. Beery, seconded by Mr. Hibbard, to give Mr. Khalar a one-year extension from the date that it expires. By a vote of five in favor and none opposed, the motion passed.

**PUBLIC HEARING:**

The Board held a public hearing for the Transfer of a Class “B” Beer, Wine & Liquor License for Roger L’Heureux, for the Benefit of RCL Holdings, LLC, transferred from Joshua’s Centreville, LLC, trading as The Station Steak and Grille, permitting the sale of the aforesaid beverages on the premises located at 420 Pennsylvania Ave., Centreville, MD 21617. Mr. L’Heureux appeared before the Board. The application and attachments were entered into the record as Applicant’s Exhibit No. 1. Mr. Thompson said he had requested at the April 4, 2023 meeting an amendment to the lease and this was received. He said all documents submitted were in order. Mr. Thompson administered the oath to all who were to testify. Mr. Ransom reviewed the standards in § 4-210 of the Alcoholic Beverages Code, approval or denial of license. Mr. L’Heureux said this is actually a “house keeping” exercise. The restaurant is already in existence and has been open for a number of years and the business is successful. He does not think this license has any negative effect on nearby businesses. He said this is the only high quality steakhouse in the County. There is no negative impact on the health, safety or welfare of the community. There are no parking issues. No one else appeared in favor or opposed to this application. A motion was made by Mr. Beery, seconded by Mr. Ferrar, to approve the transfer of this license. By a vote of five in favor and none opposed, the motion passed.

**REVIEW FOR ADVERTISING:**

The Board reviewed for advertising the transfer of a Class “A” Beer, Wine & Liquor License, from Arthur J. Mangum, Mangum Enterprises, Inc., trading as Friendly Food Store, transferred to Navneet Kaur, for the Benefit of Little Girls, LLC, trading as Friendly Food Store, permitting the sale of the aforesaid beverages on the premises located at 1383 Main St., Chester, MD 21619. Ms. Navneet Kaur, her husband, Mr. Singh, and Mr. BJ Kilby appeared before the Board. Ms. Kaur is the only Member of the LLC and owns 100%. Mr. Thompson said the owner of the property is Joban, LLC. Ms. Kaur said that is her company, she is the only member and owns

100% of that as well. Mr. Thompson amended the signature page (No. 24) of the application to reflect this. He said all submitted documents were in order. Ms. Kaur said the “licensed premises” will remain the same as the drawing in the file. A public hearing on this application will be heard on Tuesday, June 6, 2023.

**VIOLATION HEARINGS:**

The Board held a hearing regarding violations under § 6-304 and § 27-1903 of the Alcoholic Beverages Code for FDE Corporation, trading as Café Sado, 205 Tackle Circle, Chester, MD 21619. The charges involve: (1) the sale of alcohol to a minor, and (2) no one on premises with a current alcohol awareness certificate, which occurred on April 13, 2023 at the licensed premises. Mr. Thompson administered the oath to all who were to testify. Mr. Thompson then recused himself from participating in this hearing as he represents the estate of the former license holder, Mr. Tony Wong. Member John McQueeney also recused himself from participating in this hearing. Mr. Ransom asked Mr. Thompson when a location has a history of past violations but there’s been a change in the licensee, how should the Board consider those prior violations. Mr. Thompson said that is at the Board’s discretion. Ms. Christine Yeung, Licensee, appeared before the Board. Ms. Yeung is not contesting the charges. Ms. Calvert’s letter with attachments to the Licensee dated 4/13/23 and the Notice of Intention to Defend were entered as Board’s Exhibit No. 1. Ms. Yeung said she is aware that there are previous violations. She told her employees that they need to check the ID’s. She hired a general manager to oversee the restaurant. A motion was made by Mr. Beery, seconded by Mr. Hibbard, that a violation has occurred. By a vote of four in favor and none opposed, the motion passed. Ms. Calvert said the employee was apologetic and cooperative when the violation occurred. Ms. Yeung said all her employees are alcohol awareness certified. She told them if another violation occurred, they would be fired. Mr. Patrick Varner, General Manager of Café Sado, appeared before the Board. He said he became employed there approx. 5 months ago. He said there is somewhat of a language barrier with the employee who sold the alcohol to the minor. The employee was very upset that the violation occurred. Mr. Varner said he is alcohol awareness certified as well as every other employee that deals with the general public. As general manager, he deals with guest complaints, food safety, etc. He was previously a food and beverage director at a hotel in Annapolis. He became employed at Café Sado after Tony Wong passed away. Mr. Ransom said there have been no violations since Ms. Yeung has been Personal Representative but there were several previous violations. Mr. Varner said almost all of the senior staff has been replaced. He said Ms. Yeung approached him with the idea of having rules and trainings in place. Mr. Ransom said he did not feel this should be treated as if this is the fourth violation and be sympathetic given the situation. Ms. Yeung said before her husband passed, she was a full time nurse and was not involved in the restaurant. A motion was made by Mr. Hibbard to impose a fine of \$500 for the first offense. The motion failed for lack of a second. Mr. Ransom suggested a motion to impose a fine of \$500, plus a three-day suspension and suspend the suspension for one year from this date. Mr. Hibbard made that motion. The motion failed for lack of a second. Mr. Ferrar said there was no one on the premises on the day the violation occurred with a current alcohol awareness certificate. A motion was made by Mr. Ferrar to impose a fine of \$1,000 for no current certificate on

premises. Mr. Beery said there is a limit of \$100 fine for a first offense. Mr. Ferrar amended his motion, seconded by Mr. Beery, to impose a fine of \$100, plus \$1,000 fine for serving alcohol to a minor, and a week's suspension of the license. Mr. Ransom said he feels that is a little harsh for the first offense. Mr. Ferrar said he does not consider this the first offense. Mr. Ferrar and Mr. Beery voted "Yes" to the motion; Mr. Ransom and Mr. Hibbard voted "No" to the motion. The motion failed for lack of majority vote (2-to-2). A motion was made by Mr. Beery, seconded by Mr. Hibbard, to impose a fine of \$1,000 for serving a minor. Also a one week suspension of the license, the one week suspension put in abeyance for one year from this date. And a fine for \$100 for no one on premises with alcohol awareness certificate. Fines to be paid within 30 days of this date. Mr. Ransom said the one week suspension is held in abeyance for one year and will not be served as long as there is not another violation of any kind for one year from today's date. By a vote of four in favor and none opposed, the motion passed. Mr. Ransom encouraged Ms. Yeung to be very careful with checking ID's because she has a very popular restaurant.

The Board held a hearing regarding violations under § 6-304 of the Alcoholic Beverages Code for Davra Enterprise, Inc., trading as L&L Liquors, 226 Shopping Center Rd., Stevensville, MD 21666. This hearing was originally scheduled for Tuesday, April 4, 2023 but was postponed until today's date. The charge involves the sale of alcohol to a minor, which occurred on February 22, 2023 at the licensed premises. Mr. Thompson administered the oath to all who were to testify. Member John McQueeney recused himself from participating in this hearing. Mr. Vipul Davra, Licensee, Mr. Bhujang Borad, employee, and Joseph McQueeney, Esq., Attorney for Mr. Davra, appeared before the Board. Mr. Davra is not contesting the charges. Mr. Troy Lee, Licensee, was not present. Mr. McQueeney said he has submitted Resolutions to the Board to remove Mr. Lee from the license. Mr. Thompson said you can change a corporate structure at any time but Mr. Lee was still on the license when the violation occurred and is responsible. He said it is the Board's call whether to proceed without Mr. Lee being present. Mr. Ransom suggested that the Board accept the submitted Resolution as of today. Mr. Lee will be responsible for whatever charges occur today but will not be responsible for anything going forward. A motion was made by Mr. Hibbard, seconded by Mr. Ferrar, to accept the submitted Resolution to remove Mr. Lee from the license as of May 2, 2023. The current 2023-24 license will be reissued in Mr. Davra's name only. By a vote of four in favor and none opposed, the motion passed. Ms. Calvert's letter with attachments to the Licensee dated 4/17/23 and the Notice of Intention to Defend were entered as Board's Exhibit No. 1. Mr. McQueeney said Mr. Davra and Mr. Borad take their responsibilities very seriously. At the time of the violation, Mr. Borad was dealing with a distributor and was distracted and had a lapse of judgment. This is the first offense since Mr. Davra has been the Licensee, since 2015. Mr. Borad is alcohol awareness certified. A motion was made by Mr. Beery, seconded by Mr. Hibbard, that a violation has occurred. By a vote of four in favor and none opposed, the motion passed. A motion was made by Mr. Beery, seconded by Mr. Hibbard, to impose a fine of \$500 to be paid within 30 days of this date. By a vote of four in favor and none opposed, the motion passed.

The Board held a hearing regarding violations under § 6-304 of the Alcoholic Beverages Code for Bennett Point General Store, trading as Bennett Point General Store, 1241 Bennett Point Rd., Queenstown, MD 21658. The charge involves the sale of alcohol to a minor, which occurred on April 13, 2023 at the licensed premises. Mr. Thompson administered the oath to all who were to testify. Member John McQueeney recused himself from participating in this hearing. Mr. Sushil Datta, Licensee, appeared before the Board. Mr. Datta is not contesting the charges. Mr. Ransom said for the record, Mr. Datta's other company cuts his grass but he does not feel this is a conflict. Ms. Calvert's letter with attachments to the Licensee dated 4/13/23 and the Notice of Intention to Defend were entered as Board's Exhibit No. 1. Mr. Datta said he saw the video when the violation occurred. He had a new employee who had started working in the store. The manager was present also. The new employee saw the volunteer talking to the manager so he assumed they knew each other and the volunteer was old enough. Mr. Datta said the volunteer was a very tall boy and looked over 21. He said he makes it very clear to his employees every single day to check ID's but it was not done that day. Mr. Datta said he does as much as he can to make sure ID's are checked. Mr. Beery asked Mr. Datta if he has any policies regarding checking ID's. Mr. Datta said if you know Bennett Point Store, 90% of the people are repeat customers. It is not a highway store. So he tells his employees if someone new comes in the store, they must check the ID's. Mr. Datta said he or his wife are in the store every day. He usually goes in from 6:00 a.m. to 9:00 a.m. and then he comes and goes during the day and returns in the evening. A motion was made by Mr. Hibbard, seconded by Mr. Ferrar, that a violation has occurred. By a vote of four in favor and none opposed, the motion passed. Mr. Ransom said at the last violation hearing on September 6, 2022 the Board imposed a fine of \$500, with \$250 in abeyance for one year if there was not another violation for one year for that date. So that \$250 will have to be paid. With regards to the current violation, a motion was made by Mr. Ferrar, seconded by Mr. Hibbard, to impose a fine of \$500. Also a three-day suspension to be held in abeyance for two years from today's date. By a vote of four in favor and none opposed, the motion passed. Mr. Ransom said Mr. Datta will have to pay the \$250 plus \$500, total \$750 within 30 days from today's date. Mr. Datta will not have to serve the three-day suspension as long as there is not another violation for two years from today's date. Mr. Ransom advised Mr. Datta that he will most likely be checked again within that two-year period.

The Board held a hearing regarding violations under § 6-304 of the Alcoholic Beverages Code for MHI Hotel Services, LLC, trading as Hilton Garden Inn, 3206 Main St., Grasonville, MD 21638. The charge involves the sale of alcohol to a minor, which occurred on April 13, 2023 at the licensed premises. Mr. Thompson administered the oath to all who were to testify. Member John McQueeney recused himself from participating in this hearing. Mr. Steve Smith and Mr. Christopher Sims, Licensees, and Ms. Jackie Collins, General Manager, appeared before the Board. Mr. Smith and Mr. Sims are not contesting the charges. Mr. Ransom said this is the second offense, the first occurred on July 14, 2022. Ms. Calvert's letter with attachments to the Licensee dated 4/17/23 and the Notice of Intention to Defend were entered as Board's Exhibit No. 1. Mr. Smith said he is certainly not happy to be back here again and they take these violations very seriously. He said this was a recurring incident at their front desk where the

same underage volunteer came back and grabbed a beer from the “grab and go” cooler and went to the front desk agent who was TIPS certified, as was the last front desk agent who failed to follow procedures and policies. Mr. Smith said he is embarrassed as an owner, licensee and past Chairman of the Bd. of Restaurant Assoc. He is seldom on site. Ms. Jackie Collins, General Manager, is present today and is on site running the day-to-day operations. Ms. Collins said since the last violation, they have had multiple meetings and let everyone know this will not be tolerated with the front desk staff as well as the restaurant staff. Everyone has signed an agreement stating that if they fail to check ID’s in the future, they will be terminated immediately. She would like to have a monthly “internal sting” training to make sure everybody is doing what they are supposed to do. She said all the staff is alcohol awareness certified. Mr. Smith said they purchased the hotel in December, 2021 and the license was transferred. Mr. Ransom said what concerns him is the prior license holder never had a violation. And the hotel is a family friendly place and has a lot of young people coming and going. Ms. Collins said she has worked there for eight years and also worked for the previous license holder. She said it is harder these days with staffing. Mr. Ransom said it sounds like the “grab and go” is a problem and they may want to consider if it’s worth the risk. Mr. Hibbard asked if there are still mini-bars in the rooms and Ms. Collins said, no. A motion was made by Mr. Beery, seconded by Mr. Farrar, that a violation has occurred. By a vote of four in favor and none opposed, the motion passed. A motion was made by Mr. Beery, seconded by Mr. Ferrar, to impose a fine of \$1,000 for this second offense within one year. Also a three-day suspension to be held in abeyance for two years from today’s date. By a vote of four in favor and none opposed, the motion passed. Mr. Ransom said they will have to pay the \$1,000 within 30 days from today’s date. They will not have to serve the three-day suspension as long as there is not another violation for two years from today’s date.

Regarding the violation hearing for Kent Narrows Enterprises, LLC, trading as Hyatt Place Kent Narrows, 3028 Kent Narrows Way S, Grasonville, MD 21638, the Licensee requested a continuance until the June 6, 2023 monthly meeting. A motion was made by Mr. Ferrar, seconded by Mr. Beery, to grant the continuance and postpone the hearing until the next Board monthly meeting on Tuesday, June 6, 2023. By a vote of four in favor and none opposed, the motion passed.

**DRUG FREE COALITION:**

Mr. Warren Wright appeared before the Board. He said the last YRBS (Youth Risk Behavior Study) shows that alcohol used by adolescents in Queen Anne’s Co. is clearly higher than the Maryland average and always higher than the national average. 30% of our high school students binge drink at least once during the last 30 days. He said what this Board does is important and life saving. He said when recreational marijuana begins to be sold, there will be compliance checks and as he reads the law, it says this will be similar to what the liquor board does. He said the latest study from the National Highway Administration shows, as far as accidents where there was injury or death, and a blood test taken, 54% of those involved in the accident had something in their blood system. This year is the first time that cannabis was No. 1. Alcohol was No. 2. In 20% of that 54% they had at least two things, most commonly

occurring was alcohol and cannabis. He said this Friday is the first meeting to plan the rehab of the Whitsett Center.

**ROUNDTABLE:**

The Board discussed a question from Kentmorr Restaurant inquiring if they could use a common carrier such as UPS to deliver beer. Mr. Ransom said the Board's Rules & Regulations state that license holder or an employee may deliver so the Board agreed this would not be allowed. Ms. Maxwell will notify Kentmorr Restaurant of this.

Ms. Maxwell gave the Board an update on 2023 renewal licenses. Carlettos and Lazy Mermaid still have a Hold from the Comptroller's Office. She was just made aware that Parkside Deli and Classic Pizza also have Holds on their license but all taxes are paid, it is just a matter of getting it cleared and released. Mr. Ransom said if these two businesses believe they have paid, he is willing to call the Comptroller's Office if necessary. All the businesses have been notified that they cannot sell alcohol until this is resolved.

**ADJOURN**

There being no further business, the meeting was adjourned to meet again on Tuesday, June 6, 2023.

Respectfully Submitted,

*Cathy Maxwell*  
Clerk

/s/ Gene M. Ransom, III, Esq.  
Chairman